

CITY OF SAN ANTONIO

Board of Adjustment Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, January 9, 2006

Board of Adjustment Board Members

| | | | |
|------------------|---------------|-------------------|----------------|
| Rene Balderas | District 1 | Gene Camargo | District Mayor |
| Oscar Williams | District 2 | Mary Rogers | District 7 |
| Jesse F. Jenkins | District 3 | Ramon Flores | District 8 |
| Vacant | District 4 | Mike Villyard | District 9 |
| Paul Klein | District 6 | Michael Gallagher | District 10 |
| | Laura Lizcano | District 5 | |
| | Chairperson | | |

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Invocation and Pledges of Allegiance.**
- III. **A-05-082:** Grace M. Allen Family Partnership.
 - A. Preliminary hearing regarding the applicant's request to postpone the following case (sub-item B).
 - B. Appeal of the Director of Planning Department's decision to deny a Certificate of Appropriateness to demolish a residence, 211 East Ashby Place.
- IV. **A-06-001:** The request of Beth Nixon for 1) a 2-foot variance from the 6-foot maximum fence height requirement in side and rear yards, and 2) a 5-foot variance from the 3-foot maximum solid screen fence height requirement in front yards, both in order to keep an existing 8-foot tall solid screen fence, 108 Larchmont Drive.
- V. **A-06-003:** The request of Virginia Losoya for a Special Exception to continue to operate a one (1) operator beauty shop in a residential area, 248 West Cheryl Street.
- VI. **A-06-005:** The request of Reynaldo Saucedo for a 2-foot variance from the 6-foot maximum fence height requirement in rear yards, in order to erect an 8-foot tall solid screen fence, Domal Lane, Emerald Mist, Enero Park.
- VII. **A-06-009:** The request of Von Inthavong for 1) an 18-foot throat length variance from the minimum required 40-foot throat length, in order to keep an existing 22-foot throat length, and 2) a 3 off-street parking space variance from the minimum 8 off-street parking spaces required, in order to allow only 5 off-street parking spaces, 2547 Blossom Drive.
- VIII. **A-06-010:** The request of Frank Sepulveda for a 13-foot, 11-inch variance from the minimum 20-foot rear setback requirement, in order to keep a structure 6 feet, 1 inch from the rear property line, 1618 West Malone Avenue.

- IX. **Approval of the minutes from the regular meeting of December 5, 2005.**
- X. **Staff Report.**
- XI. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.
- XII. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

Board of Adjustment - Case No. A-05-082PP

January 9, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 9, 2006 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Grace M. Allen Family Partnership

Lot 19 and the west 20 feet of Lot 20, NCB 1724

211 East Ashby Place

Zoned: "MF-33 H" Historic Multi-Family District and "C-2 H" Historic Commercial District.

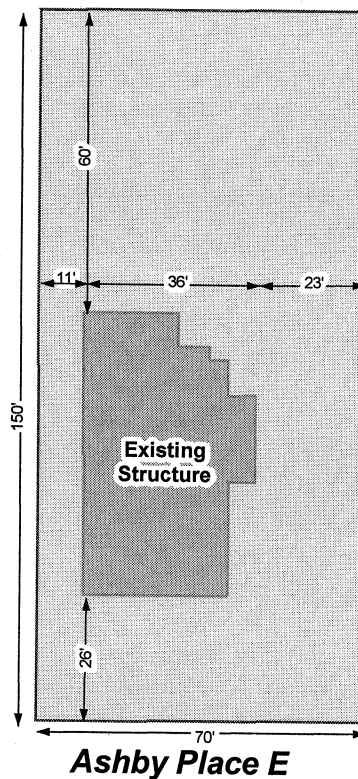
1. Preliminary hearing regarding the applicant's request to postpone case no. A-05-082PP to a later date.
2. If the postponement request is not granted, the applicant is appealing the Director of Planning Department's decision to deny a Certificate of Appropriateness to demolish a residence.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Andy Gomez at 207-0132 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

Construction relative to any variances granted by the Board must be started within six (6) months of the public hearing.

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Whether or not you attend this public hearing, please complete and return the enclosed card to the Development Services Department, P.O. Box 839966, San Antonio, Texas 78283-3966. For additional information please call (210) 207-8318. Thank you.



Lot 19 and W 20' of Lot 20
NCB 01724 - Block 000

Board of Adjustment

**Plot Plan for
Case A-05-082**



211 Ashby Place E

Scale: 1" approx. = 40'
Council District 1

Produced by the City of San Antonio
Development Services Department
(08/29/2005)

Board of Adjustment - Case No. A-06-001

January 9, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 9, 2006 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Beth Nixon

Lot 13, Block 11, New City Block 9051

108 Larchmont Drive

Zoned: "R-4", Single Family Residence District

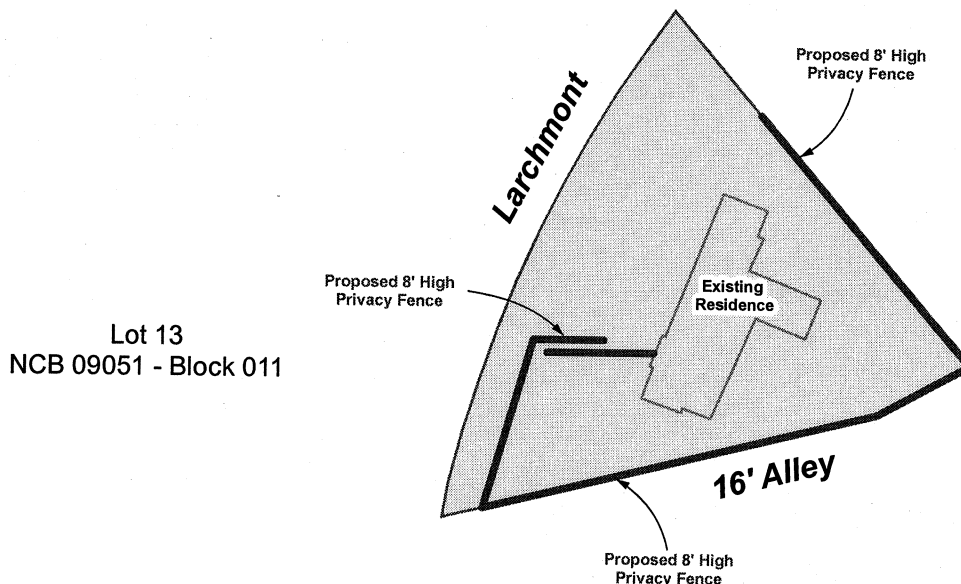
The applicant is requesting 1) a 2-foot variance from the Unified Development Code requirement that fences be no taller than 6 feet in side and rear yards, in order to continue construction of an 8-foot tall wooden fence in the side and rear yards, and 2) a 5-foot variance from the Unified Development Code requirement that solid screen fences be no taller than 3 feet in front yards, in order to continue construction of the same 8-foot tall wooden fence in the front yard.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager Andy Gomez at 207-0132 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Board of Adjustment

**Plot Plan for
Case A-06-001**



Scale: 1" approx. = 60'
Council District 10

108 Larchmont

Produced by the City of San Antonio
Development Services Department
(12/28/2005)

Board of Adjustment - Case No. A-06-003

January 9, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 9, 2006 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Virginia Losoya
Lot 71A, Block B, NCB 11508
248 West Cheryl Street
Zoned: "R-5" Residential Single-Family District

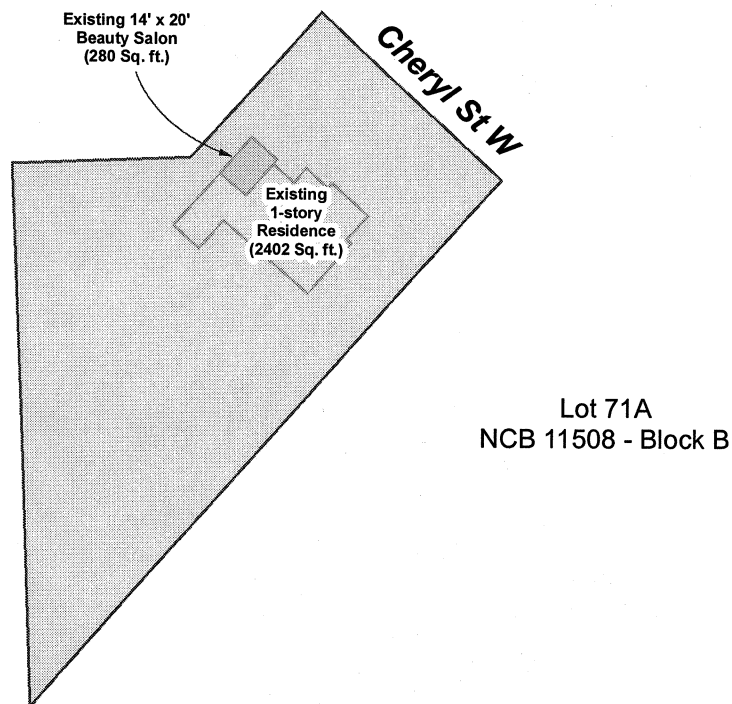
The applicant requests a Special Exception, as required in the Unified Development Code, to continue to operate a one (1) operator beauty shop in a residential area. The applicant's proposed hours of operation are 10AM to 5PM, Tuesday, Wednesday, and Friday; 10AM to 8PM on Thursday; and 9AM to 5PM on Saturday; Closed on Monday and Sunday. Total hours of operation per week are proposed to remain at 39 hours.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager David Arciniega at 207-6944 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Board of Adjustment

**Plot Plan for
Case A-06-003**



Scale: 1" approx. = 80'
Council District 7

248 Cheryl St W

Produced by the City of San Antonio
Development Services Department
(12/13/2005)

Board of Adjustment - Case No. A-06-005

January 9, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 9, 2006 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Reynaldo Saucedo

Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 32, 33, and 34, Block 14, NCB 19158

Lots 10, 11, and 12, Block 13, NCB 19157

Domal Lane, Emerald Mist and Enero Park

Zoned: "R-6" Residential Single-Family District, and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

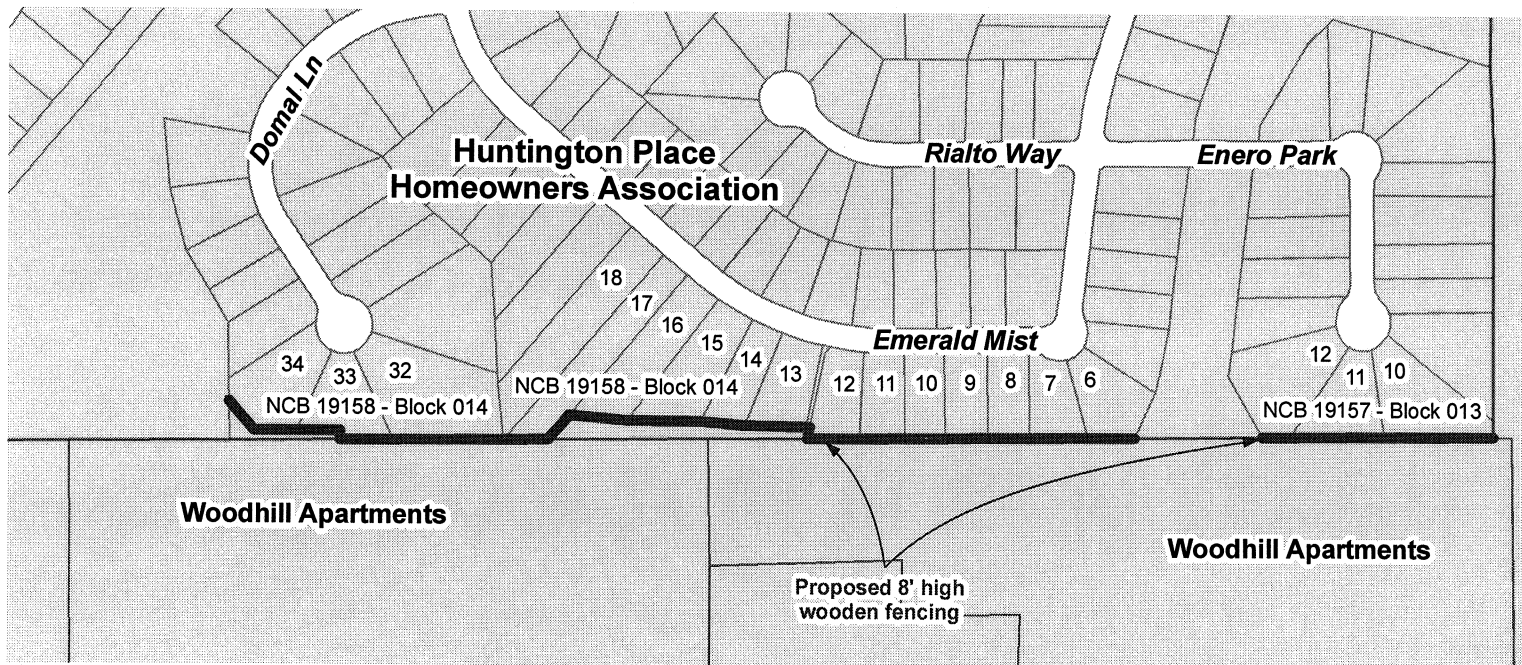
The applicant is requesting a 2-foot variance from the Unified Development Code requirement that fences be no taller than 6 feet in rear yards, in order to erect an 8-foot tall fence in the rear yards.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager David Arciniega at 207-6944 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Board of Adjustment

Huntington Place Homeowners Assoc.

**Plot Plan for
Case A-06-005**



Scale: 1" approx. = 300'
Council District 8

Produced by the City of San Antonio
Development Services Department
(12/28/2005)

Board of Adjustment - Case No. A-06-009

January 9, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 9, 2006 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Von Inthavong
Lot 28, NCB 11973
2547 Blossom Drive
Zoned: "C-2" Commercial District

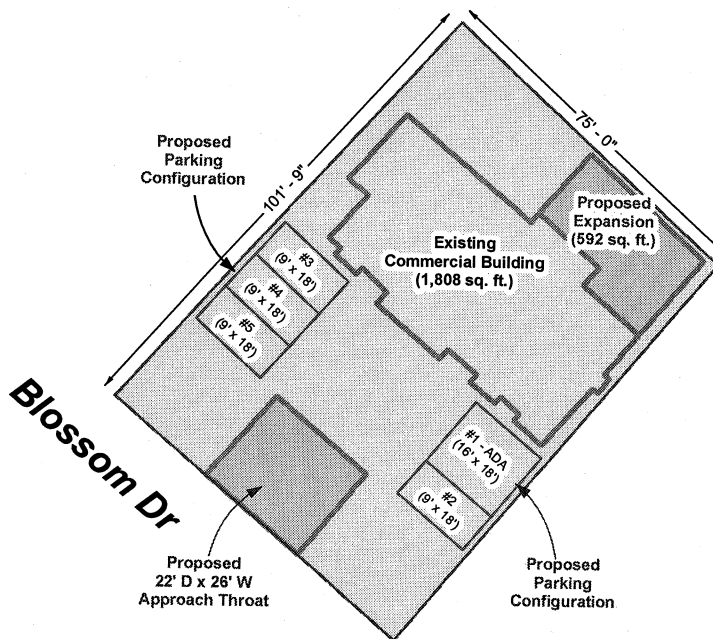
The applicant is requesting 1) an 18-foot throat length variance from the minimum required 40-foot throat length, in order to keep an existing 22-foot throat length, and 2) a 3 off-street parking space variance from the minimum 8 off-street parking spaces required, in order to allow only 5 off-street parking spaces. The Unified Development Code requires a minimum 40-foot throat length for entering or exiting vehicles in order to prevent backing into the flow of traffic on a public street, and requires that a minimum of 1 off-street parking space per 300 square feet of gross floor area be provided for a catering business.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager David Arciniega at 207-6944 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Lot 28
NCB 11973 - Block 000

Board of Adjustment

**Plot Plan for
Case A-06-009**



Scale: 1" approx. = 40'
Council District 10

2547 Blossom Dr

Produced by the City of San Antonio
Development Services Department
(12/14/2005)

Board of Adjustment - Case No. A-06-010

January 9, 2006

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, January 9, 2006 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 South Alamo Street, to consider the following application:

Applicant – Frank Sepulveda

Lot 3, Block 2, NCB 9160

1618 West Malone Avenue

Zoned: "R-5 C" Residential Single-Family District with a Conditional Use for a duplex

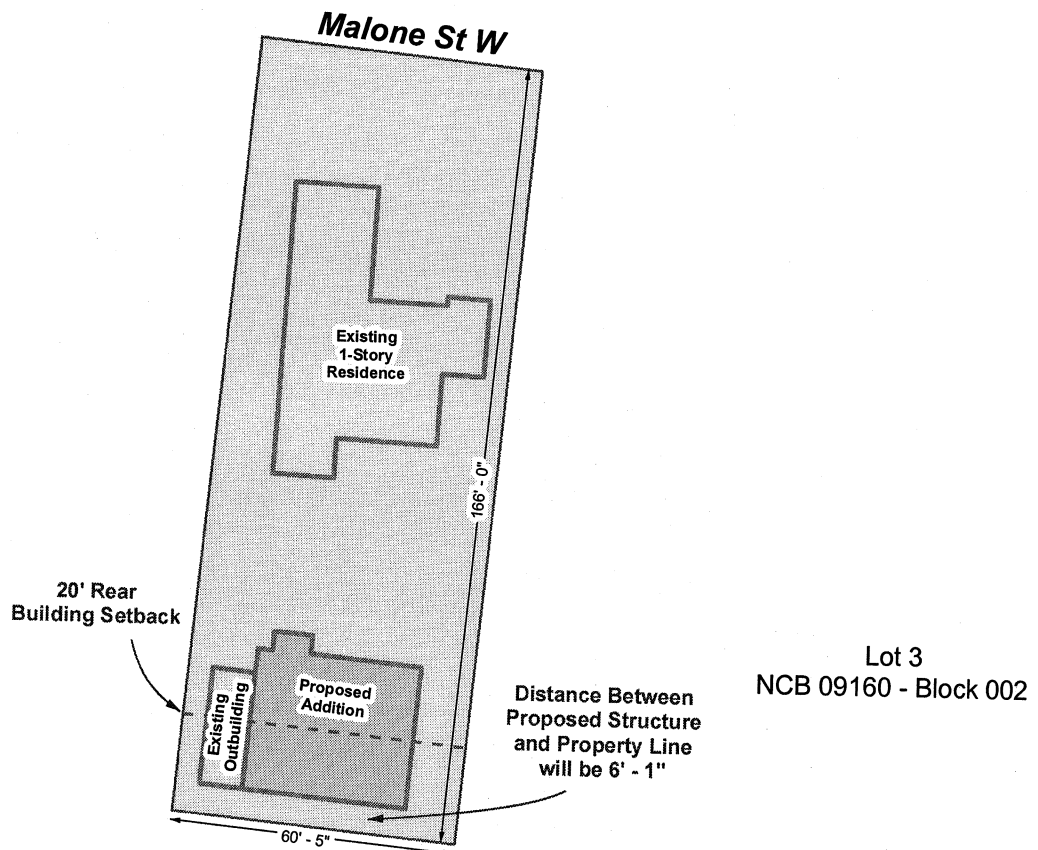
The applicant is requesting a 13-foot, 11-inch variance from the Unified Development Code requirement that a minimum 20-foot rear setback be maintained in "R-5" zoning districts, in order to keep a structure 6 feet, 1 inch from the rear property line.

The City of San Antonio, Texas desires that you as an interested property owner be advised as to the action being considered in reference to this application and invites you to attend this public hearing to express your opinion on this issue. You may contact Case Manager David Arciniega at 207-6944 regarding the status of this case. If you plan to make a presentation and would like to utilize audio/video capabilities, the Development Services Department must receive all materials at least 24 hours prior to the public hearing.

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Board of Adjustment

**Plot Plan for
Case A-06-010**



Scale: 1" approx. = 40'
Council District 5

1618 Malone St W

Produced by the City of San Antonio
Development Services Department
(12/14/2005)